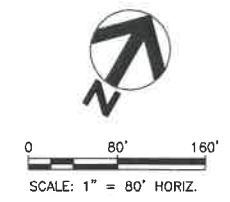


TWC ASSOCIATES PROFIT  
SHARING PLAN AND  
TRUST REMAINDER OF  
15.028 ACRES VOL. 2989  
PG. 88 O.P.R.G.C.T.  
OCL

TWC ASSOCIATES PROFIT  
SHARING PLAN AND  
TRUST REMAINDER OF  
17.005 ACRES  
VOL. 2471 PG. 52  
O.P.R.G.C.T.  
OCL

LEGACY AT  
FOREST RIDGE  
VOL. 8 PG. 428  
M.P.R.G.C.T.  
ZONED: O8

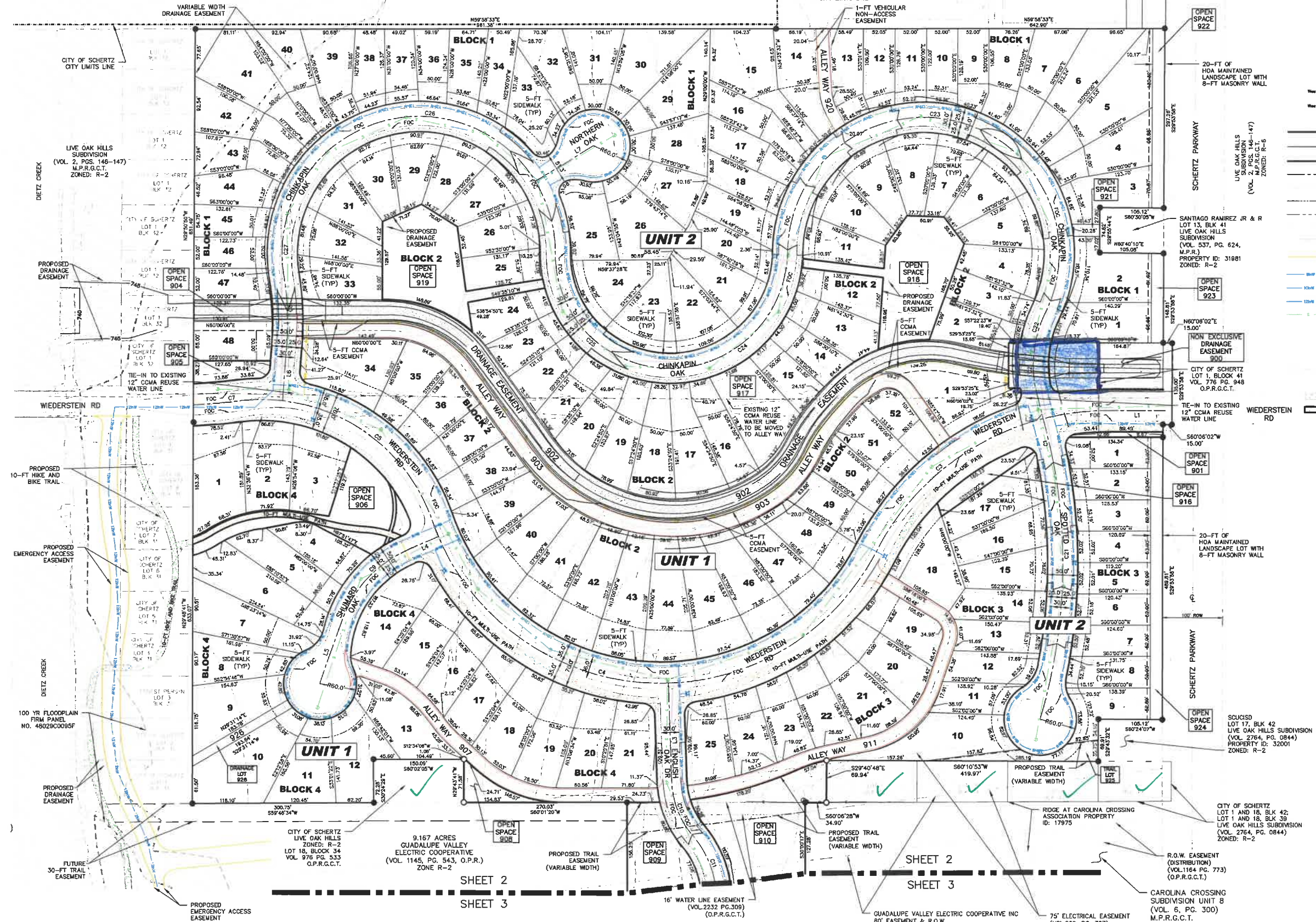
NOTE:  
SEE SHEET 3 FOR CURVE  
AND LINE TABLE



**URBAN CIVIL**  
TEXAS REGISTRATION 113132  
JEROD MOTT, P.E.  
DATE: 10/03/2022  
190 S. SEGUN AVENUE  
NEW BRAUNFELS, TEXAS 78130  
PHONE (830) 606-3913 FAX (830) 625-2204  
IT IS NOT TO BE USED FOR  
BIDDING, CONSTRUCTION, OR  
PERMIT PURPOSES.  
TBPBLS FIRM NUMBER: ENGINEERING 172331 SURVEYING 10005900

**LEGEND:**

- 1/2 INCH IRON ROD SET WITH ORANGE PLASTIC CAP "URBAN CIVIL"
- 1/2 INCH IRON ROD FOUND
- 1/2" IRON ROD FOUND "WESTWOOD"
- 1/2" IRON ROD FOUND "WESTWOOD"
- IRON PIPE FOUND
- BOUNDARY LINES
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED PAVEMENT
- PROPOSED BUILDING SET-BACK LINE
- EXISTING FLOODPLAIN
- EXISTING CONTOUR LINE
- PROPOSED 5-FT SIDEWALK
- PROPOSED 12" CCMA REUSE WATER MAIN
- PROPOSED 8 INCH WATER LINE
- PROPOSED 10 INCH WATER LINE
- PROPOSED 12 INCH WATER LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED BOX CULVERT
- PROPOSED STORM DRAIN
- PROPOSED INLET
- PROPOSED 10-FT HIKE AND BIKE
- PROPOSED 10-FT MULTI-USE PATH



**MASTER DEVELOPMENT PLAN**

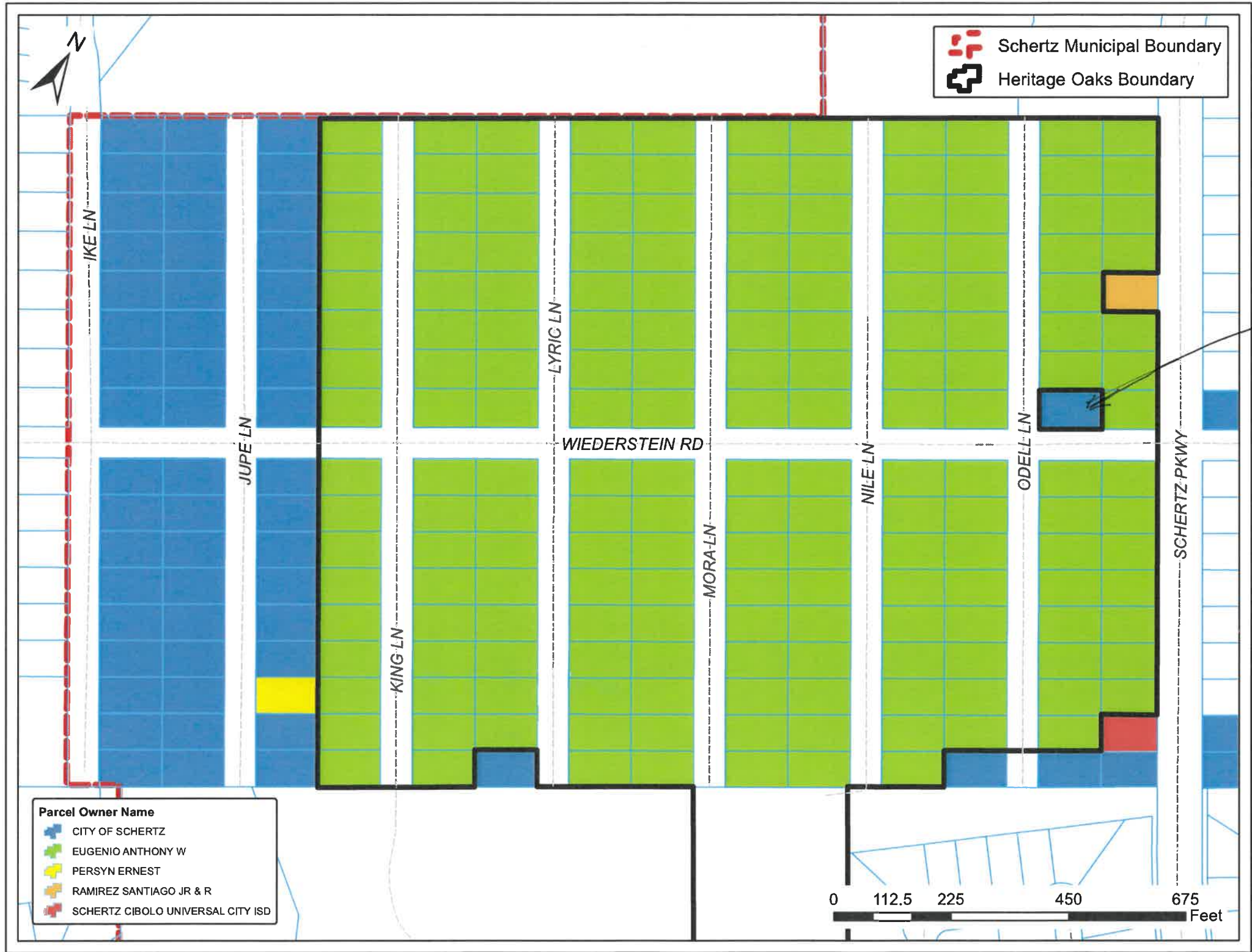
**HERITAGE OAKS SUBDIVISION**  
SCHERTZ, TEXAS

REVISIONS	DESCRIPTION	DATE

DRAWN BY: BGM	CHECKED BY: JM	DATE: OCTOBER 2022	JOB NO.: 2106.13
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Certified By:



 Schertz Municipal Boundary  
 Heritage Oaks Boundary

**Parcel Owner Name**

-  CITY OF SCHERTZ
-  EUGENIO ANTHONY W
-  PERSYN ERNEST
-  RAMIREZ SANTIAGO JR & R
-  SCHERTZ CIBOLO UNIVERSAL CITY ISD

Lot 1,  
Block 41

0 112.5 225 450 675 Feet